

**ORDINANCE NO. 20120816-081**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1807 WEST SLAUGHTER LANE FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial (GR) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2012-0074, on file at the Planning and Development Review Department, as follows:

4,004 square feet of land, more or less, being a portion of Lot 2, Plaza at Slaughter Creek, Section One Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1807 Slaughter Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

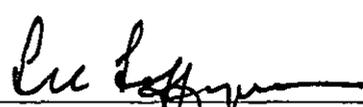
- |                           |                                      |
|---------------------------|--------------------------------------|
| Basic industry            | Campground                           |
| Equipment repair services | Equipment sales                      |
| Monument retail sales     | General warehousing and distribution |
| Recycling center          | Resource extraction                  |
| Scrap and salvage         | Vehicle storage                      |

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district, and other applicable requirements of the City Code.

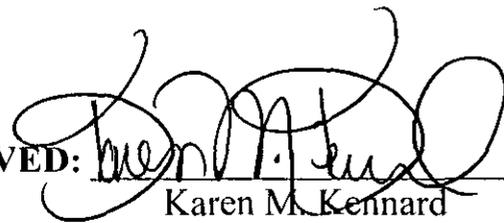
**PART 3.** This ordinance takes effect on August 27, 2012.

**PASSED AND APPROVED**

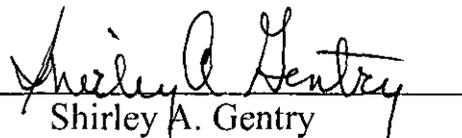
August 16, 2012 §  
§  
§



Leo Leffingwell  
Mayor

**APPROVED:** 

Karen M. Kennard  
City Attorney

**ATTEST:** 

Shirley A. Gentry  
City Clerk

○ ○

**HOLT CARSON, INC.**  
**PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

REZONING

FIELD NOTE DESCRIPTION OF 4,004 SQUARE FEET OF LAND, BEING A PORTION OF LOT 2, PLAZA AT SLAUGHTER CREEK, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86 PAGES 103A-103B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found in the East right-of-way line of Manchaca Road for the Southwest corner of Lot 2, Plaza At Slaughter Creek, Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Pages 103A-103B of the Plat Records of Travis County, Texas;

THENCE leaving the East right-of-way line of Manchaca Road with the South line of said Lot 2, S 74 deg. 00' 46" E 149.54 ft. to a point in the North line of Lot 1-A, Block A, Resubdivision of Lot 1, Block A, AAA Facilities Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200200053 of the Official Public Records of Travis County, Texas;

THENCE entering the interior of said Lot 2, N 16 deg. 59' 40" E 140.56 ft. to a point;

THENCE continuing across the interior of said Lot 2, the following three (3) courses;

- 1) S 73 deg. 00' 20" E 42.00 ft.;
- 2) S 16 deg. 59' 40" W 5.50 ft.;
- 3) S 73 deg. 00' 20" E 50.76 ft. to a point for the Southwest corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE continuing across the interior of said Lot 2 with the West line of this tract of land, N 16 deg. 59' 40" E 97.90 ft. to a point for the Northwest corner of this tract of land;

THENCE continuing across the interior of said Lot 2 with the North line of this tract of land, S 73 deg. 00' 20" E 40.90 ft. to a point for the Northeast corner of this tract of land;

THENCE continuing across the interior of said Lot 2 with the East line of this tract of land, S 16 deg. 59' 40" W 97.90 ft. to a point for the Southeast corner of this tract of land;

end of Page 1

Page 2 of 2  
REZONING 4,004 SQUARE FEET

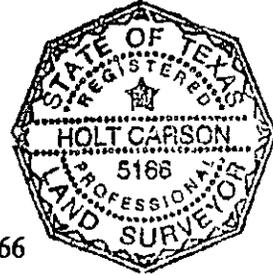
THENCE continuing across the interior of said Lot 2 with the South line of this tract of land,  
N 73 deg. 00' 20" W 40.90 ft. to the **PLACE OF BEGINNING**, containing 4,004 square feet of  
land.

**PREPARED:** June 25, 2012



Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying sketch: C 865094

references:

TCAD Parcel No. 04 3021 05 02  
City of Austin Grid: E14

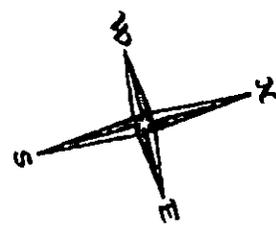
SCALE: 1" = 40'

PLAZA AT SLAUGHTER CREEK  
SECTION ONE  
Volume 86 Pages 103A-103B

"C.F.E. Austin"  
capped rod found  
Northeast corner  
of Lot 1B  
Doc. 200600348

Doc. 200600348

Lot 1A Resubdivision of Lot 1, Block A Market at Slaughter

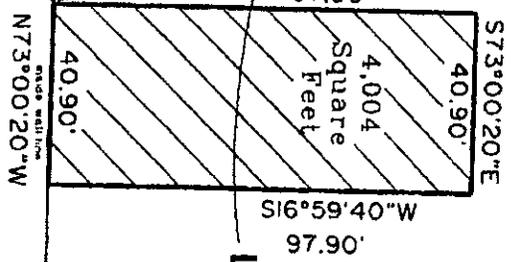


Southeast corner  
of Lot 2

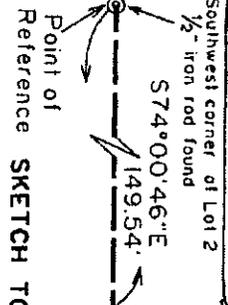
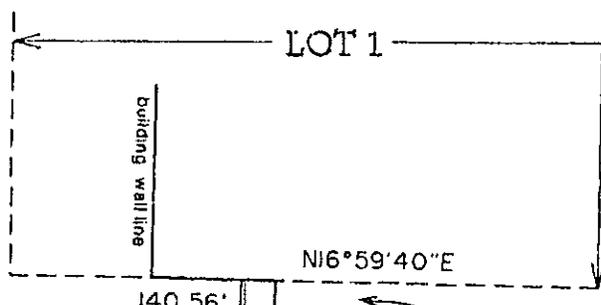
1/2" iron rod found  
easterly Northeast corner  
of Lot 2

N17°03'14"E  
134.67'

S17°04'41"W 225.46'



LOT 2



N74°00'46"W  
Bearing Basis

679.13'

Lot 1-A, Block A  
Resubdivision of Lot 1, Block A  
AAA Facilities Subdivision  
Doc. 200200053

PREPARED: June 25, 2012

BY:

*[Signature]*

Holt Carson

Registered Professional Land Surveyor No. 5166

C 8635094  
Point of Reference  
SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF  
4,004 SQUARE FEET, BEING A PORTION OF LOT 2,  
PLAZA AT SLAUGHTER CREEK, SECTION ONE,  
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING  
TO THE MAP OR PLAT THEREOF RECORDED IN  
VOLUME 86 PAGES 103A-103B OF THE PLAT RECORDS  
OF TRAVIS COUNTY, TEXAS.



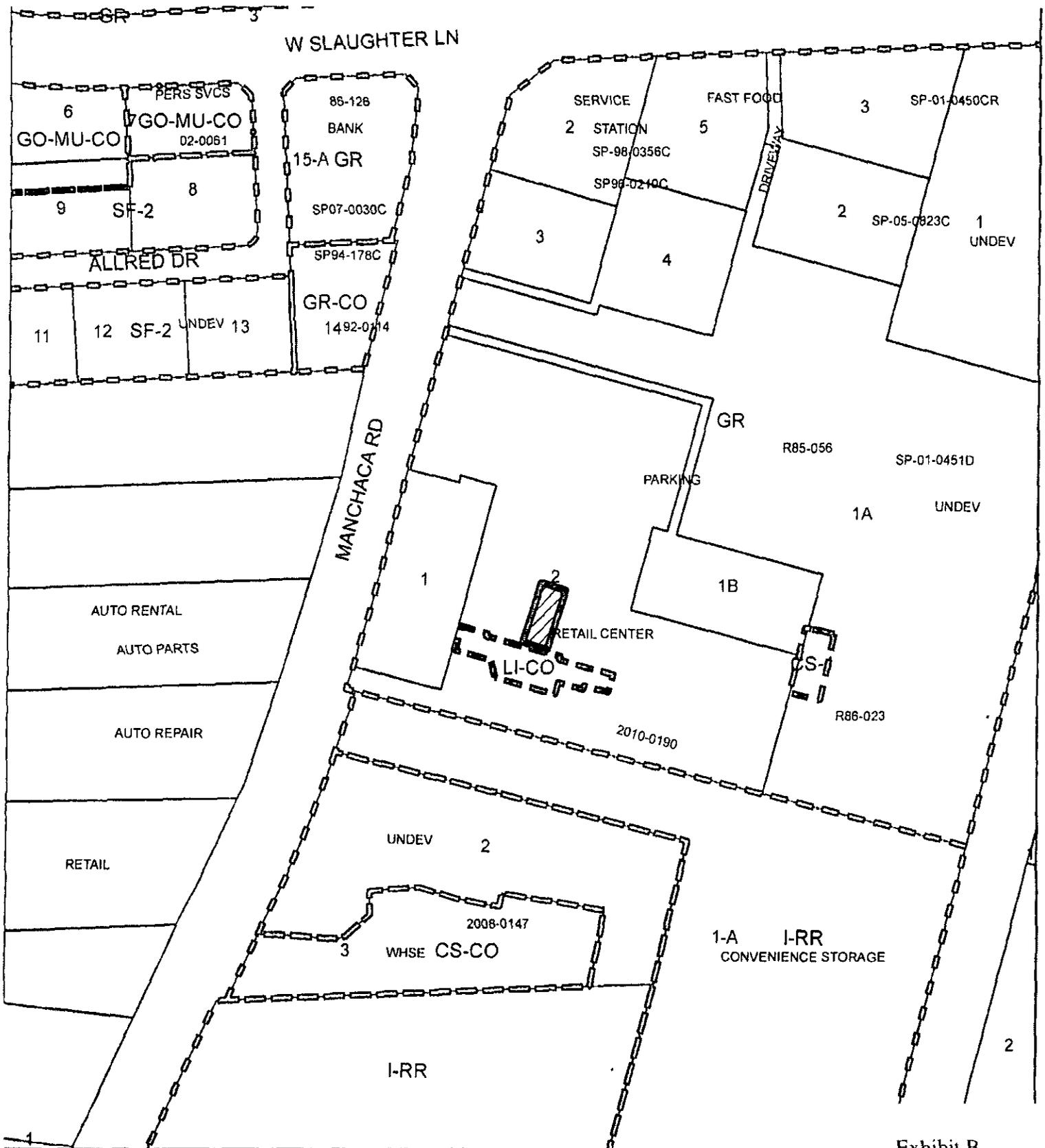


Exhibit B

**ZONING**

**ZONING CASE#: C14-2012-0074**

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1"=200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

